



DEPARTMENT OF THE ARMY

MOBILE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 2288
MOBILE, ALABAMA 36628-0001

REPLY TO
ATTENTION OF:

1 October 2001

CESAM-OP-S
PUBLIC NOTICE NO.
MS01-03204-G

**JOINT PUBLIC NOTICE
U. S. ARMY CORPS OF ENGINEERS AND
MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF POLLUTION CONTROL
MISSISSIPPI DEPARTMENT OF MARINE RESOURCES**

**PROPOSED WETLAND FILL FOR CONDOMINIUM DEVELOPMENT
OLD FORT BAYOU WATERSHED, OCEAN SPRINGS, MISSISSIPPI**

TO ALL CONCERNED: The U.S. Army Corps of Engineers, Mobile District, (Corps) has received an application for a Department of the Army Permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). This public notice is being distributed to all known interested persons to assist in developing facts on which a decision by the Corps can be based. Please communicate this information to interested parties.

APPLICANT: B and W Land Company, LLC (BWLC)
Attention: Mr. Randy Wrigley
Post Office Box 930
Ocean Springs, Mississippi 39566

LOCATION: Old Fort Bayou watershed on Groveland Road, Ocean Springs, Jackson County, Mississippi. See Ocean Springs 7.5 minute quadrangle map.

WORK: BWLC proposes to fill 1.95 acres of scrub/shrub wetland for six multi-family condominium buildings, associated parking and landscaping. Mitigation proposed includes the purchase of 2.93 credits at an approved mitigation bank. A 0.3-acre retention pond is proposed for storm water management. Drawings furnished by D.R. Sanders and Associates, agent.

The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposal on the public interest. That decision will reflect the national concern for both protection and use of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors and their cumulative effects relevant to the proposal will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, property ownership, and the general needs and welfare of the people.

1 October 2001

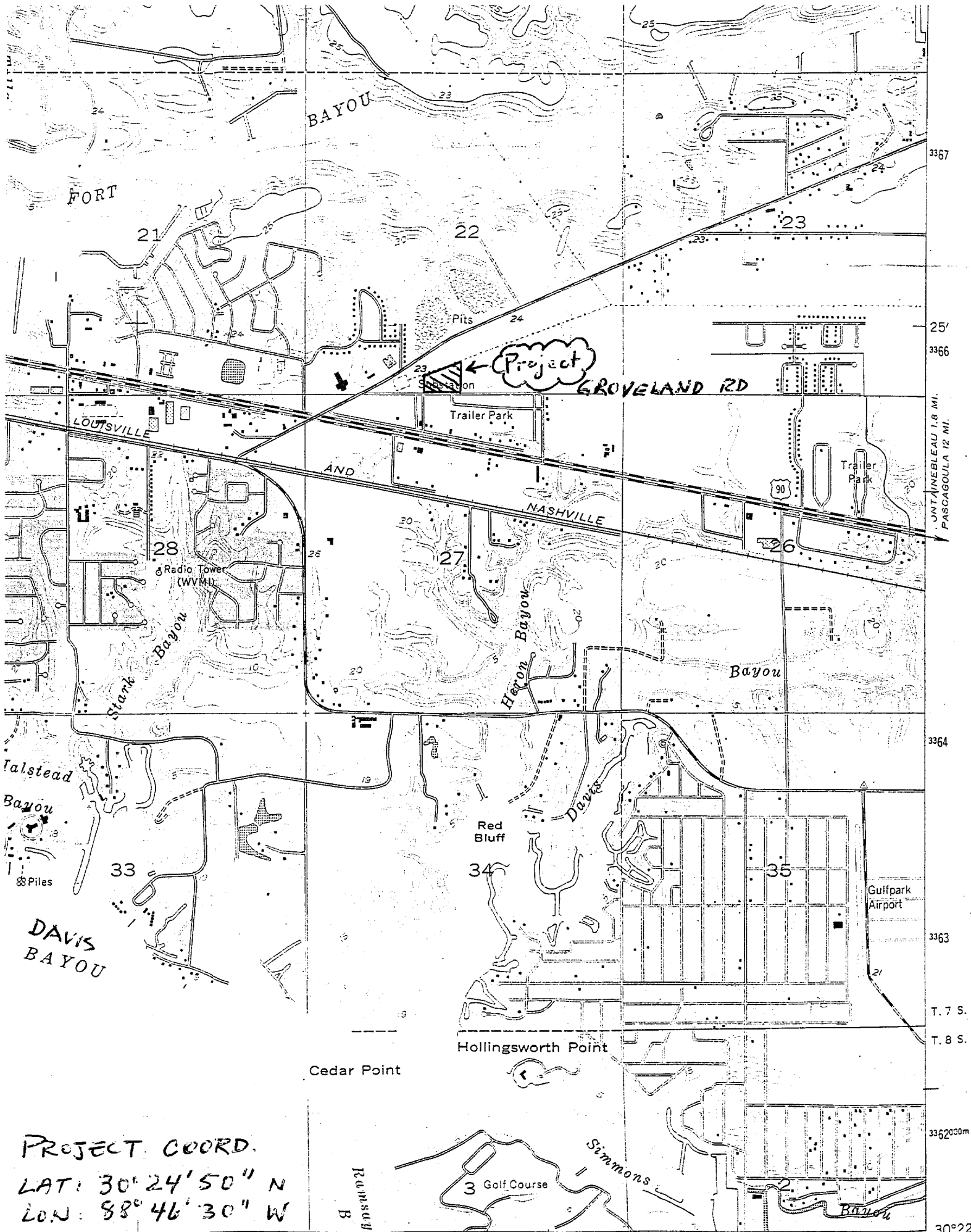
To evaluate the impacts of this proposal the Corps is soliciting comments from the public; Federal, State and local agencies and officials; Indian Tribes; and other interested parties. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. Comments will be considered to determine whether to issue, modify, condition or deny a permit. To make this decision, an Environmental Assessment is prepared in accord with the National Environmental Policy Act; impacts are assessed on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are also used to determine the need for a public hearing and to determine the overall public interest. Anyone may request a public hearing to consider this proposal. Requests should provide in writing, within the specified comment period, detailed reasons for a hearing.

This notice is being sent to appropriate State and Federal agencies, including the State Historic Preservation Officer and the U.S. Department of the Interior, National Park Service, Division of Archeological Services. No properties listed in or eligible for the National Register of Historic Places are known to exist which would be affected by the proposal. Comments are requested regarding the potential or existence of cultural resources which may be affected. The U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that the proposal will not affect listed species, or their critical habitat. Other impacts from dredge and fill activities will be evaluated by applying Environmental Protection Agency guidelines. Preliminary consultation with the National Marine Fisheries Service indicates that impacts to Essential Fish Habitat of estuarine species would not be significant. After review of public comments, the Mississippi Office of Pollution Control and the Department of Marine Resources will determine if the proposal complies with and will be operated or maintained in a manner consistent with the Clean Water Act and the Coastal Zone Management Program.

For additional information, please contact Larry Godwin, Project Manager, telephone number (334) 690-3262. Comments should be received by **31 October 2001**. Please refer to number **MS01-03204-G** and direct your correspondence to the District Engineer, U.S. Army Engineer District, Mobile, Post Office Box 2288, Mobile, Alabama 36628-0001, Attention: Regulatory Branch; a copy to Mississippi Department of Environmental Quality, Office of Pollution Control, Post Office Box 10385, Jackson, Mississippi 39209; and a copy to Mississippi Department of Marine Resources, Suite 101, 1141 Bayview Avenue, Biloxi, Mississippi 39530.

Enclosures

MOBILE DISTRICT
U. S. Army Corps of Engineers



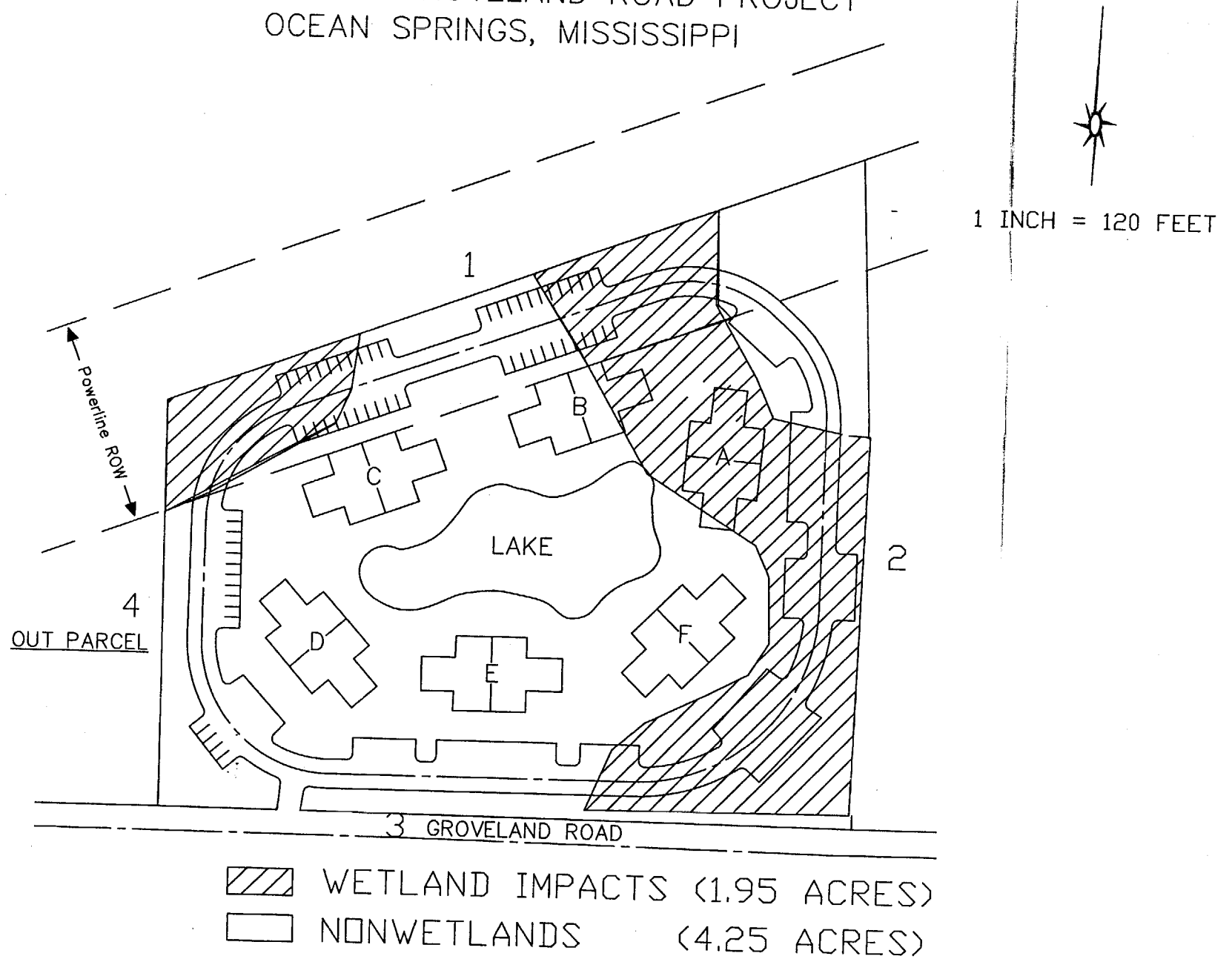
PROJECT COORD.
 LAT: 30° 24' 50" N
 LON: 88° 46' 30" W

MS01-03204-G

0 2000'

INTERIOR-GEOLOGICAL SURVEY, RESTON, VIRGINIA-1978
 331000m E.
 B&W LAND CO.

FIGURE 2. B & W GROVELAND ROAD PROJECT
OCEAN SPRINGS, MISSISSIPPI



PREPARED BY: D. R. SANDERS AND ASSOCIATES, INC.
AUGUST 30, 2001

ATTACHMENT A

**B & W CONSTRUCTION COMPANY
PROJECT DESIGN**

This project consists of construction of six condominium buildings that will contain 10 units each. This project is located on the north side of Groveland Road, which is located in east Ocean Springs, Mississippi (Figure 1). The property consists of a total of 6.2 acres, of which 4.25 acres are nonwetlands and 1.95 acres are jurisdictional wetlands.

Project Design

A plan view of the project is provided as Figure 2. The project consists of 6 buildings positioned around a small lake to be excavated on the site. Sufficient parking will be provided around the buildings to accommodate 120 automobiles. Each building will contain 10 residential units. The parking areas will be asphalt. As shown on Figure 2, two parking areas and a portion of the drive will be located within a utility right-of-way. Access will be from Groveland Road, which lies adjacent to the south side of the property.

Wetland Impacts

Wetlands of the project area are shown on Figure 2, all 1.95 acres of which will be impacted by the project. All of the wetlands impacted by the project are degraded pine savanna wetlands. These wetlands have been degraded by alterations in the hydrologic regime through development in the area, and vegetatively by fire exclusion. Approximately two (2) feet of clean fill material will be placed in the wetland areas.

Best Management Practices

Best management practices will be implemented during and following all construction activities. Special attention will be devoted to preventing excessive sediment export from occurring during construction by installing silt fences around the project area. Unpaved disturbed surfaces will be planted to grass mixtures or sodded as soon as possible after preparation of the site.

ATTACHMENT B

**PROPOSED MITIGATION FOR WETLAND IMPACTS ASSOCIATED WITH
B & W CONSTRUCTION PROJECT**

The proposed mitigation for wetland impacts associated with the B & W Construction project on Groveland Road in Ocean Springs (Figure 1) will be to purchase sufficient wetland mitigation credits from the Wetland Solutions, L.L.C. mitigation bank in the Black Creek area of Jackson County, Mississippi to offset a total of 1.95 acres of wetland impacts.

Avoidance of Wetland Impacts

The total area of wetlands on the property is 1.95 acres. Due to the small size of the project area, it will be necessary to fill all 1.95 acres of wetlands on the area. Therefore, it will be impossible to avoid wetlands in the project area.

Minimization of Wetland Impacts

Since all 1.95 acres of wetlands on the proposed project area will be filled, minimization of wetland impacts will not be possible. There are no opportunities to minimize the wetland impacts of this project.

Proposed Compensatory Wetlands Mitigation

Based on my best professional judgment, the proposed area of wetland impacts associated with the project (1.95 acres) has **very low** wetland value and should require a mitigation ratio of 1.5:1. At this ratio, the total compensatory mitigation proposed for the wetland impacts associated with the B & W Construction project is **2.93 wetland mitigation credits**. After the Corps of Engineers has established the wetland quality, the required number of wetland mitigation credits will be purchased from the Wetland Solutions, L.L.C. Mitigation Bank in Jackson County.